

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S Bird River Road, 50 ft.
SW from c/l Reams Road Ext. * ZONING COMMISSIONER
10099 Bird River Road
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Michael Smith, et ux * Case No. 97-483-A
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for Variance for the property located at 10099 Bird River Road in eastern Baltimore County. The Petition was filed by Michael Smith and Sheree Smith, his wife, property owners. Variance relief is requested from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 15 ft., in lieu of the required 25 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Michael Smith, property owner, co-Petitioner. Mr. Smith was represented by John B. Gontrum, Esquire. There were no Protestants present.

Testimony and evidence presented by the Petitioners was that the subject lot is a long, yet narrow, lot with frontage on Bird River Road in eastern Baltimore County. The property is .931 acres in area, zoned D.R.2. The lot is an independent lot of record duly recorded in the Land Records of Baltimore County. Presently, the lot is unimproved.

Mr. Smith is the son of Joseph E. and Mary Smith, adjacent landowners. Mr. and Mrs. Smith, Sr. reside on property immediately to the north of the subject lot. Mr. and Mrs. Smith Sr.'s property is improved with an existing dwelling, several out buildings and a contractor's equipment

ORDER REQUIRED FOR FILING

Date

By

6/25/97
M. Gontrum

storage yard. It was indicated, at the hearing, that this contractor's equipment storage yard was conferred with nonconforming status in case No. 91-135-SPH.

A driveway providing access to the contractor's equipment storage yard runs along the property line separating the subject property and the adjacent parcel. The Petitioners, Mr. and Mrs. Michael Smith, wish to develop the subject parcel with a single family dwelling, as shown on the site plan. It is envisioned that vehicular access to the proposed dwelling and attached garage will be by way of the existing drive. That is, both properties will use this common driveway.

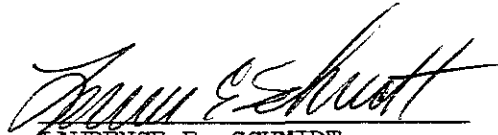
Due to the location of the driveway as described hereinabove, the proposed building envelope has been located further towards the south of the property, within 15 ft. of the side property line. Thus, variance relief is requested due to the 25 ft. side yard setback requirement.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. The uniqueness of this property relates to the lot's unusual shape and narrow width. Also, the location of the existing driveway and adjacent land use are significant factors. In my judgement, the Petitioners have complied with the requirements set forth in Section 307 of the BCZR. Thus, the variance shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of June 1997, that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 15 ft., in lieu of the required 25 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmnn

ORDER
Date 6/25/97
By M. Throck

FILED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 23, 1997

John Gontrum, Esquire
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 97-483-A
Petition for Zoning Variance
Property: 10099 Bird River Road
Michael A. Smith, et ux, Petitioners

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. and Mrs. Michael Smith
10099 Bird River Road
Baltimore, Maryland 21220



RE: PETITION FOR VARIANCE	*	BEFORE THE
10099 Bird River Road, SE/S Bird River Rd,		
50' SW from c/l Reams Road Extended	*	ZONING COMMISSIONER
15th Election District, 5th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Michael and Sheree Smith		
Petitioners	*	CASE NOS. 97-483-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Petition for Variance

483

to the Zoning Commissioner of Baltimore County

for the property located at

10099 Bird River Road, Baltimore, Md 21220

which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1B01.2C.1.b To permit a sideyard setback of 15' in lieu of required 25'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The unique configuration of this lot to the area and its relationship to adjoining use require a variance for a dwelling conforming to site and character of area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Contrum, Esquire

(Type or Print Name)

Signature

814 Eastern Blvd., Ee

Address

Baltimore

Md

(410) 686-8274

Phone No.

21221

City

State

Zipcode

DROP-OFF
NO REVIEW



Printed with Soybean Ink
on Recycled Paper

4/25/97
UCR

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Michael Smith

(Type or Print Name)

Signature

Sheree Smith

(Type or Print Name)

Signature

10099 Bird River Road

Address

686-7408
Phone No.

Baltimore

Md

21220

City - State

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

483

MCKEE & ASSOCIATES, INC.*Engineering - Surveying - Real Estate Development*

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

ZONING DESCRIPTION FOR 10099 BIRD RIVER ROAD

Beginning at a point on the southeast side of Bird River Road, as proposed to be widened to 70 feet, said point being southeasterly 70 feet and southwesterly 125 feet more or less from the southwest side of Reames Road, 25 feet wide. Thence running the four following courses and distances:

1. South 44° 54' 30" East, a distance of 429.58 feet to a point;
2. North 45° 05' 30" East, a distance of 95.00 feet to a point;
3. North 44° 55' 09" West, a distance of 424.02 feet to a point on the right-of-way of Bird River Road previously mentioned, thence binding on said right-of-way;
4. South 48° 26' 30" West, a distance of 95.00 feet to the place of beginning.
Containing 0.93 acres of land more or less.

Note: This description is for zoning purposes only and is not to be used for the conveyance of property.

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Town Hall, Maryland, on the property identified herein as follows:

Case: 497-4881A

1092 Bird River Road
SE/8 Bird River Road 80 SW
from rd. Bird River Road. Ex-
tended

15th Election District
5th Counciling
Legal Owner(s):

Michael Smith and Shanes
Smith

Variance: to permit a side
yard setback of 15 feet in lieu
of the required 25 feet.

Hearing: Thursday, June 5
1997 at 2:00 p.m., 401 floor
hearing room, Courthouse Bldg.,
401 Rosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call (410) 887-3353.
(2) For information concern-
ing the file and/or hearing,
Please Call (410) 887-3353.

6/3/92 MAY 15 C143864

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

A. H. Erickson
LEGAL AD. - TOWSON

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/15, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD.-TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-480-SPHA
ES Ivy Hill Drive, S.S.
Colegate Drive, part of
College Hills, Section III
Phase II, Lots 83, 84, 87,
88, 89, 94, 99, 100 and
133 Ivy League Drive
1st Election District
1st Councilmanic
Legal Owner(s)
G&R No. 3, Inc.

Variance: to reduce the building to building requirements from 40 feet to as close as 22 feet for lots 83, 84, 87, 88, 89, 94, 99, and 100; to reduce the window to property line requirements from 15 feet to as close as 11 feet for lots 83, 84, 87, 88, 89, 94, 99, and 100; to reduce the window to window requirements from 40 feet to as close as 22 feet for lots 83, 84, 87, 88, 89, 94, 99, and 100; and to amend the last approved Final Development Plan for the above lots as approved in zoning case number 93-228-SPH for College Hills, Section III, Phase II.

Hearing: Thursday, June 27, 1997 at 10:00 a.m.
Floor Hearing Room, County Bldg., 401 Bailey Avenue, 1st Floor

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3381.

5/29/97 May 16 01434804

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4/25/97

ACCOUNT 001-6150

AMOUNT \$ 50.00 (WCR)

RECEIVED FROM: Romadka, Gonttrum & McLaughlin

FOR: 10099 Blvd River Road ITEM #483

#010 - VARIANCE

drop-off --- no review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 97-483 035810

PAID RECEIPT

04/28/97 02 5 JMR R 2921
Dept 5 513 ZONING VERIFICATION
CR NO. 035810

\$50.00 CK P-4-1-1
Baltimore County Maryland
Office of Budget & Finance

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 97-483-A

035806

DATE 6/27/97

ACCOUNT 001-6150

AMOUNT \$ 50.00 (JRF)

RECEIVED FROM: Romadka, Gonttrum & McLaughlin

#100 - REVISTO

FOR: Used Case

PAID RECEIPT

PROCESS ACTUAL TIME
6/27/1997 6/27/1997 11:40:40
REQ 4502 CASHIER JETC JMR DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 002365
CR NO. 035806

50.00 CHECK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASE # 97-483-A Granted 6-24-97

* Changed the site plan
& initial by John G.

CERTIFICATE OF POSTING

RE: Case # 97-483-A

Petitioner/Developer:
(Michael Smith)

Date of Hearing/Closing:
(June 5, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

_____ 10099 Bird River Road Baltimore, Maryland 21220 _____

The sign(s) were posted on _____ May 22, 1997 _____
(Month, Day, Year)

Sincerely,

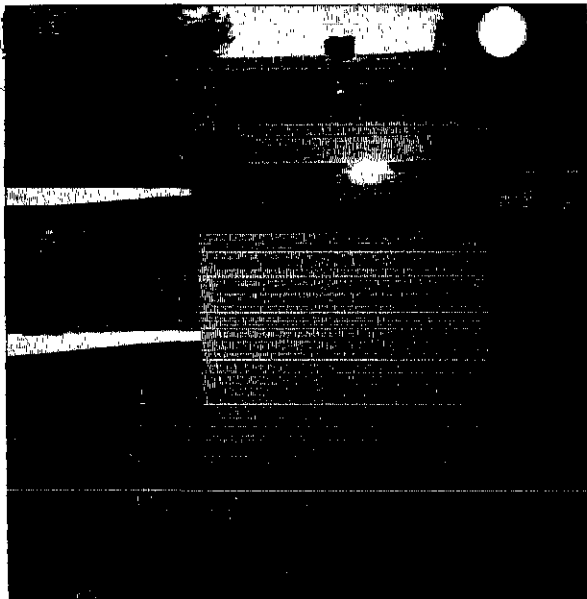

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



97-483-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 483

ZONING NOTICE

Case No.: 97-483-A

A PUBLIC HEARING WILL BE HELD BY:
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO PERMIT A SIDE YARD
SETBACK OF 15 FEET IN LIEU OF THE
REQUIRED 25 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: POTTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

John Gontrum, Esq.
814 Eastern Boulevard
Baltimore, Maryland 21221
410-686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-483-A
10099 Bird River Road
SE/S Bird River Road, 50' SW from c/l Reams Road Extended
15th Election District - 5th Councilmanic
Legal Owner(s): Michael Smith and Sheree Smith

Variance to permit a side yard setback of 15 feet in lieu of the required 25 feet.

HEARING: THURSDAY, JUNE 5, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

PO: PUTUXENT PUBLISHING COMPANY
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

John Gontrum, Esq.
814 Eastern Boulevard
Baltimore, Maryland 21221
410-686-8274

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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-483-A
10099 Bird River Road
SE/S Bird River Road, 50' SW from c/l Reams Road Extended
15th Election District - 5th Councilmanic
Legal Owner(s): Michael Smith and Sheree Smith

Variance to permit a side yard setback of 15 feet in lieu of the required 25 feet.

HEARING: THURSDAY, JUNE 5, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-483-A
10099 Bird River Road
SE/S Bird River Road, 50' SW from c/l Reams Road Extended
15th Election District - 5th Councilmanic
Legal Owner(s): Michael Smith and Sheree Smith

Variance to permit a side yard setback of 15 feet in lieu of the required 25 feet.

HEARING: THURSDAY, JUNE 5, 1997 at 2:00 p.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John Gontrum, Esq.
Michael and Sheree Smith

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 22, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 30, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 483
Case No.: 97-483-A
Petitioner: Michael Smith, et ux

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-6-97
Item No. 483 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW

Zoning Agendas:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

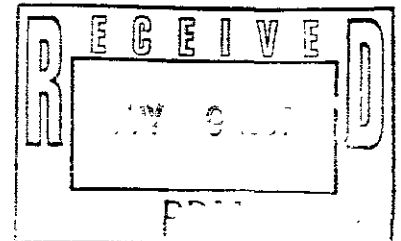
463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482.

483, 484, and 487.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 867-4881, 15-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5/12/97

FROM: R. Bruce Seeley - RBS/GR
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 5, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	463	486
	464	481
	471	482
	472	
	473	483
	474	485
	475	487
	476	
	478	

RBS:sp

BRUCE2/DEPRM/TXTSBP

John Alexander 97-2363

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

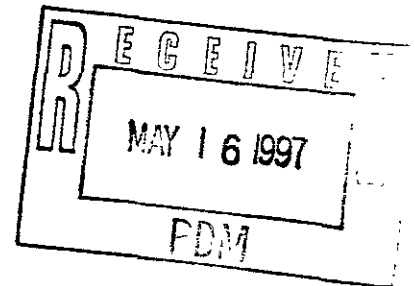
5/18/97
8

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: May 14, 1997

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for May 12, 1997
Item Nos. 462, 463, 464, 471, 473,
474, 475, 477, 478, 479, 480, 482,
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

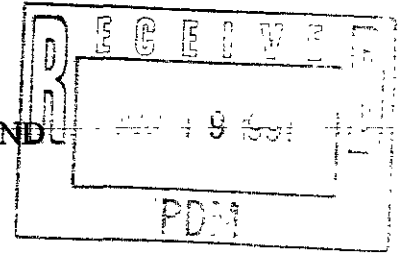
RWB:HJO:jrb

cc: File

ZONE512.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 15, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 475 & 483

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W Long

Division Chief:

Gayle Kline

AFK/JL



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 28, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #483)
10099 Bird River Road
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition Review (Item #483)
10099 Bird River Road
15th Election District

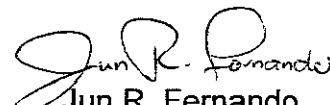
Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

The petition form requests a setback of 15 feet; the site plan indicates 13 feet. Which is correct?

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Jun R. Fernando
Planner I
Zoning Review

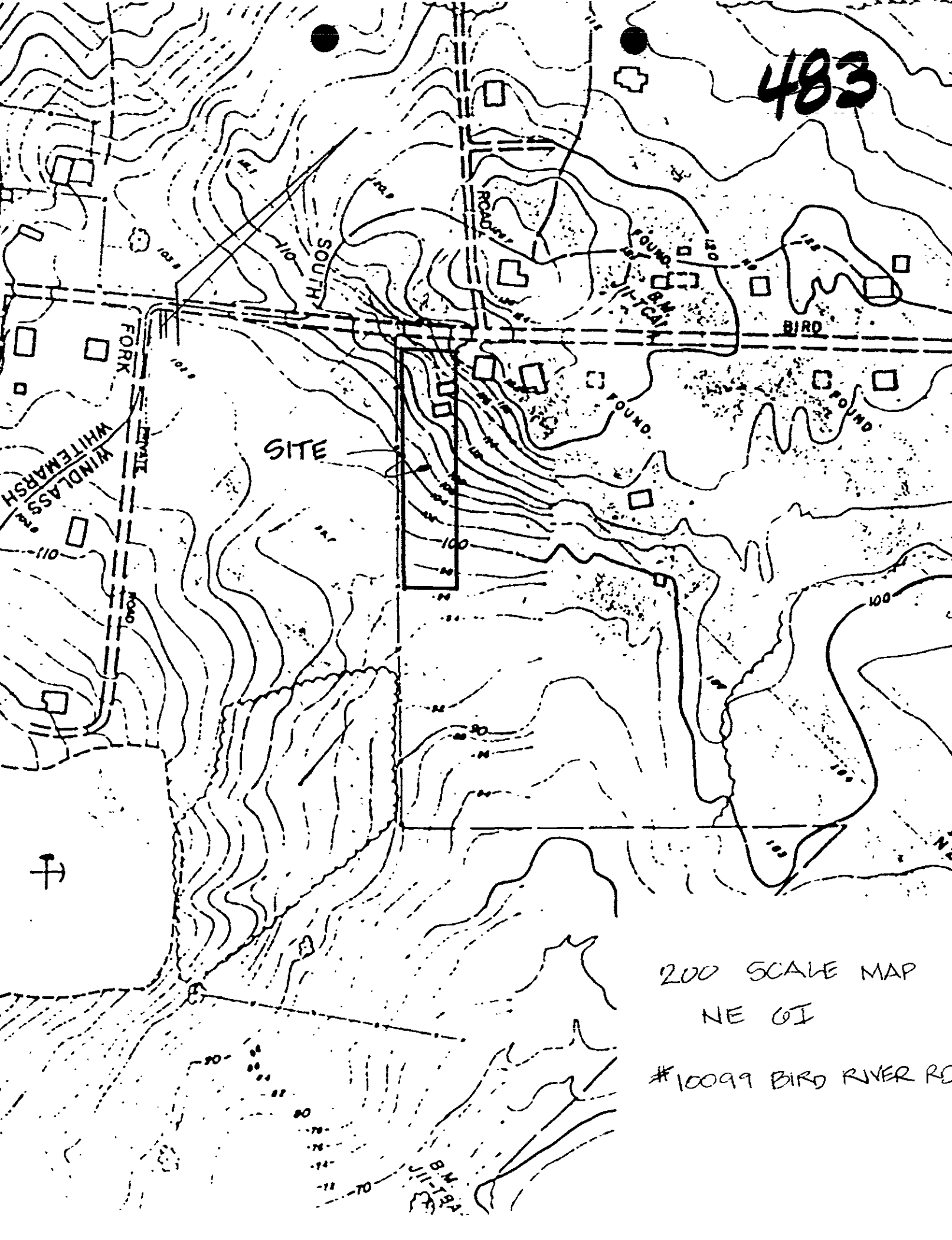
JRF:scj

Enclosure (receipt)

c: Zoning Commissioner



483



200 SCALE MAP
NE 61

#10099 BIRD RIVER RE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

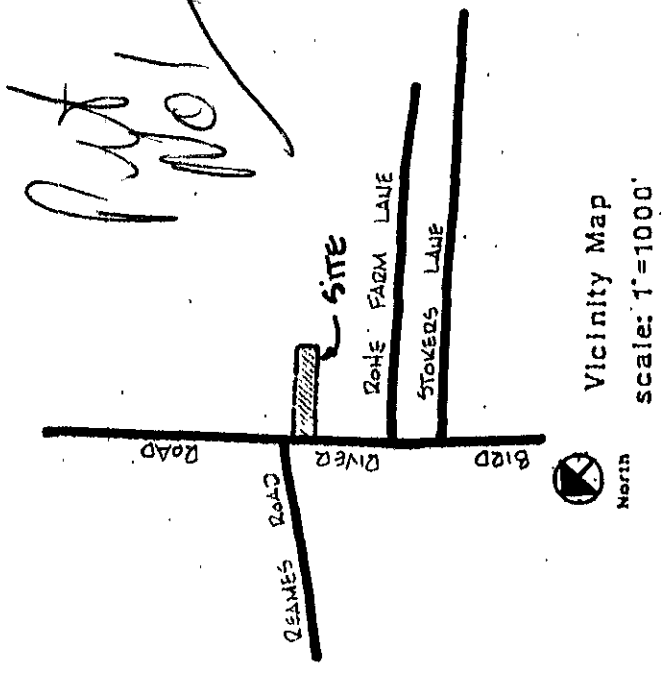
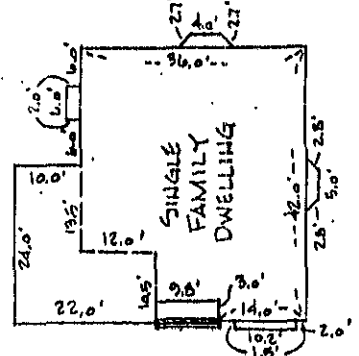
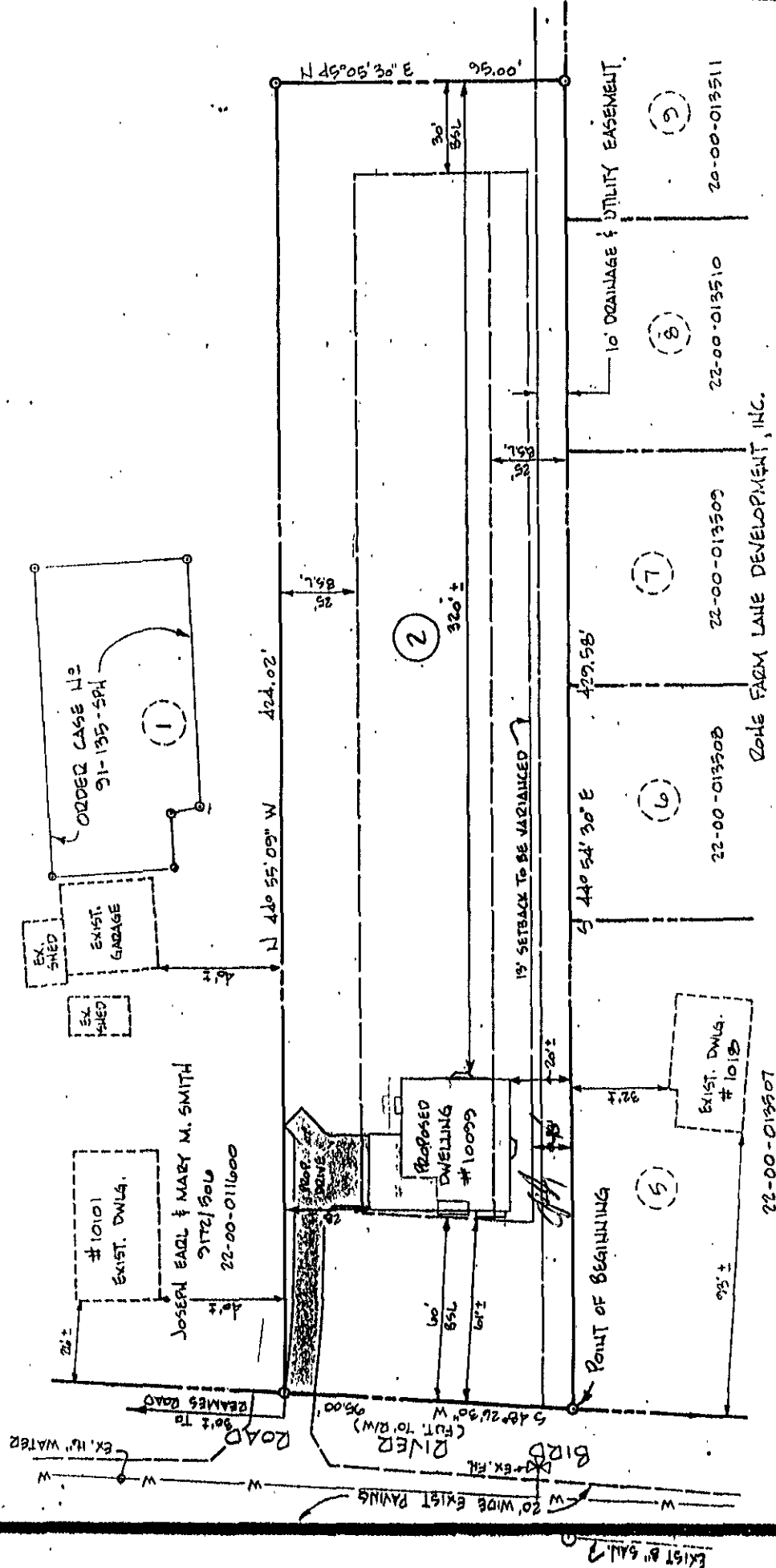
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: # 10099 BIRD RIVER ROAD

Subdivision name: MIDDLE SUBDIVISION OF SMITH PROPERTY (No 95-130-M)

plat book# , folio# , lot# , section#

OWNER: MICHAEL A. & SHEREE SMITH



LOCATION INFORMATION

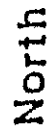
Election District: 15
Councilmanic District: 5
1"=200' scale map#: NS 6-1
Zoning: DQ-2
Lot size: 0.931 ± acreage 40,546.0 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: YES
ORDER CASE No 91-135-584

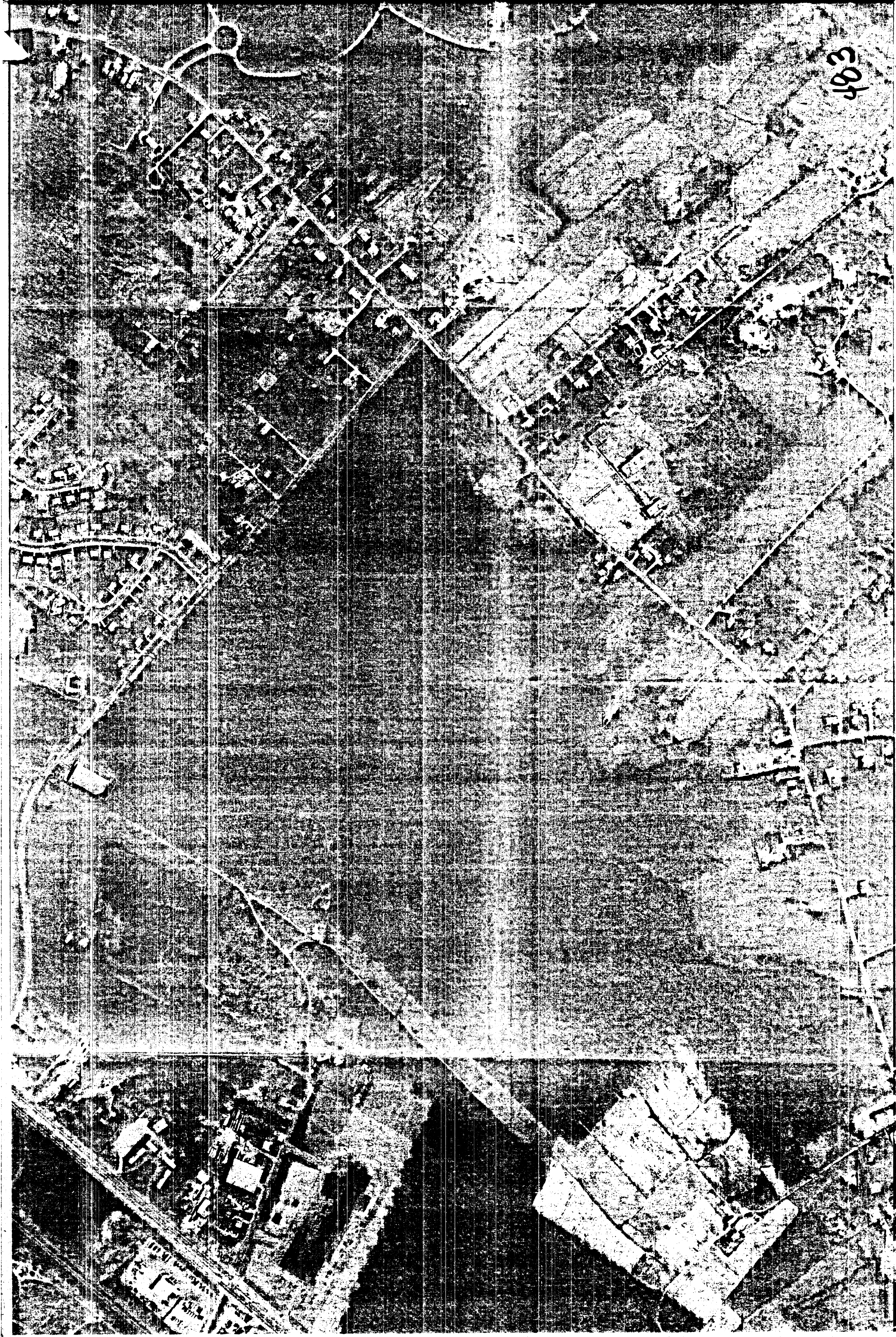
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

483



date: 01-21-97
prepared by: McVEE & ASSOCIATES, INC. Scale of Drawing: 1"= 50'



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP		SCALE 1" = 200' ±	LOCATION MIDDLE RIVER VICINITY	SHEET N.E. 6-T
		DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401